

**Zoning Ordinance Number 2004-O-43
Approving Planned Development
District General Implementation Plan and
Specific Implementation Plan Zoning for
Outlot 6 Oak Meadow**

Legal Description: Outlot 6 Oak Meadow

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
3997029
12/03/2004 08:57:25AM

Trans. Fee:
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Pages: 4

000165

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5520 Lacy Road
Fitchburg, WI 53711

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CLERK'S OFFICE

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17

Plan Commission
Initiated by

T. Hovel
Drafted by

October 27, 2004
Date

ORDINANCE NO. 2004-O-43 000166
APPROVING PLANNED DEVELOPMENT DISTRICT GENERAL
IMPLEMENTATION PLAN AND SPECIFIC IMPLEMENTATION PLAN
FOR OUTLOT 6 OAK MEADOW

WHEREAS, pursuant to Fitchburg Ordinance No. 87-0-06, section 3 Zoning District Maps were adopted within the corporate limits of the City of Fitchburg until expressly altered by the City Council, and

WHEREAS, Sveum Enterprises and Kingswood Development has submitted an application, RZ-1360-04, to rezone outlot 6 Oak Meadow from Agricultural Transitional (A-T) to Planned Development District General Implementation Plan (PDD-GIP) and Specific Implementation Plan (PDD-SIP) to allow a 64 dwelling unit project in 30 buildings, and

WHEREAS, the Plan Commission held a public hearing and considered the request on October 5, 2004, and

WHEREAS, the Plan Commission has reviewed the application according to the standards outlined in the ordinance, and has determined the request, in conjunction with the proposed conditions, meets said criteria, and

WHEREAS, the Plan Commission has recommended approval, with conditions, of rezoning request RZ-1360-04 to rezone Outlot 6 Oak Meadow from A-T to PDD-GIP and PDD-SIP.

NOW THEREFORE the City Council of the City of Fitchburg, Dane County, Wisconsin does ordain that PDD-GIP and PDD-SIP for Outlot 6 Oak Meadow is hereby granted subject to the following:

1. No other permit or approval is waived or deemed satisfied except for the approvals herein conditionally granted.
2. Utility boxes be properly screened and located behind the public street facades of the buildings.
3. Approval is based on the submitted plans and associated documents dated 9/7/2004, amended 9/21/2004, amended 10/01/2004 and 10/20/2004 (received 10/22/2004)
4. Approval and recording of a subdivision plat which will plat the property as lot 118 First Addition to Oak Meadow, including the payment of required park fees (park improvement fee of \$12,128 for the proposed 56 two family units, and the 8 multifamily units; this fee is in 2004 \$, if paid in 2005 or later shall be subject to fee in effect at that time).

000167

5. A landscape plan shall be submitted and approved by the Plan Commission for this project.
(Note: landscape is expected to be submitted 10/27/04).

6. Only one landscape ground sign, not to exceed 6 feet in total height and 40 sq ft in total size shall be allowed for the project at a location to be approved by City staff at the time of application for a sign permit.

7. Subject to architectural and design approval of the buildings by the Plan Commission.

8. Developer shall provide specific condominium documents to the City staff to review and accept relative to: (A) limiting outside storage for the units, and to prohibit storage of recreational vehicles on site, unless in a garage unit. (B) Access easement to allow the sites at 2621, 2629, and 2641 S Fish Hatchery Rd, together or individually to access the possible future roadway extensions shown on the plan, and describing a method of which the project could be expanded to include those properties.

9. Upon satisfaction of above conditions #4, #5, #7, and #8 building permits shall only be available for building #'s 11, 12, 13 and 14. Buildings #'s 1 through 10 shall be allowed permits only after a public improvement agreement for provision of water and sanitary sewer has been executed and the improvements have been installed, and then accepted by the City. Buildings #'s 15 through 27 shall not be permitted until Oak Meadow LLC has completed, and had accepted, the street improvements for Oak Meadow Drive, and the any necessary improvements required for this parcel have been installed by a responsible party and accepted by the City. (Numbers are based on master site plan dated 10/20/2004 by Potter Lawson).

10. Amend the vision triangle on the proposed plat for Nobel and Targhee , or reduce the porch on the south unit of Bldg #7.

Applicant shall pay publication costs in lieu of two meeting process.

This ordinance shall take effect following its publication, or the consent of the property owner, whichever occurs last. However, in accord with section 22.92 of the zoning code, owners shall consent within 30 days of approval for this PDD-GIP amendment and PDD-SIP zoning to take effect.

The above and foregoing ordinance was duly adopted by the City Council of the City of Fitchburg, at a regular meeting held on the 9th day of November, 2004.

Karen A. Peters
Karen A. Peters, City Clerk

Approved: 11-16-2004

Thomas Clauder
Thomas Clauder, Mayor

000168

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this 16 day of November, 2004, the above named Karen A. Peters, and Thomas Clauder to me known to be the City Clerk and Mayor (respectively) of the City of Fitchburg, and the persons who executed the foregoing instrument and acknowledged the same.

Ruth M. Becker

Notary Public, State of Wisconsin
My Commission Expires: 8/13/2006

Approval of Property Owner:

THOMPSON ENGINEERING, LLC

John W. Thompson

Date: 11/23/04

Personally came before me this 23 day of November, 2004, the above named John W. Thompson to me known to be the member of Thompson Engineering LLC and the persons who executed the foregoing instrument and acknowledged the same.

Wendy J. Hansen

Notary Public, State of Wisconsin
My Commission Expires: 7-24-05

WENDY J. HANSEN
Notary Public
STATE OF WISCONSIN

Consent of Mortgage Holder: NONE

Date: _____
Mortgage Holder

Personally came before me this ____ day of _____, 2004, the above named _____ to me known to be the _____ of _____ and the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires: _____

GIP/SIP REPORT
NOBEL RIDGE CONDOMINIUM
OUTLOT 6 - OAK MEADOW

FITCHBURG, WISCONSIN

SEPTEMBER 7, 2004

PREPARED FOR
KINGSWOOD DEVELOPMENT
c/o MCCARTHY PROPERTIES
10 KINGSWOOD CIRCLE
VERONA, WI 53593

PREPARED BY
MAYO CORPORATION
600 GRAND CANYON DRIVE
MADISON, WI 53719

RB-01-04
JB/GVW:ar

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- 7. Elevation of Two-Unit 1½ Story
- 8. Site Lighting
- 9. Landscape Plan

INTRODUCTION

Kingswood Development, of Verona, requests approval of a General Implementation Plan/Specific Implementation Plan (GIP/SIP) for condominium development of Outlot 6 of the Oak Meadow Subdivision. This subdivision was approved in 2004 and is currently under development. The 7.86 acre Outlot 6 was approved for medium density residential development up to 10 dwelling units per acre.

The Nobel Ridge Condominium development will include a total of 64 dwelling units constructed in a mixture of two story "townhome" style structures and single story buildings. The majority of the units are designed with large front porches and entry walks and steps to create a pedestrian scale and traditional character for this neighborhood. Each dwelling will have a two-bay enclosed garage which will face the internal private street system. Each structure will have common architectural elements and similar exterior materials for continuity and visual appeal.

Conceptual plans were developed in consultation with City staff and were initially presented to the Plan Commission in the spring of 2004. The architectural and site layouts have been prepared by Potter Lawson, the site civil engineering by Mayo Corporation, and site landscaping has been designed by the Bruce Company.

The location map and Master Plan for this development are included as Exhibits 1 and 2.

RATIONALE FOR PLANNED DEVELOPMENT DISTRICT AND THE GENERAL IMPLEMENTATION PLAN FOR THE NOBEL RIDGE CONDOMINIUMS

The Fitchburg Planned Development District allows flexibility in the application of building bulk, density, setback, and public improvement requirements that enable the development on this parcel to be sensitively designed to protect and compliment this location.

The Oak Meadow Neighborhood was carefully planned to provide a variety of housing opportunities and densities while allowing for the preservation of significant environmental features and open spaces. These open spaces have been dedicated into 3 park lots totaling 13+ acres, nearly 16% of the neighborhood.

Outlot 6 is a gently sloping parcel that adjoins the Fish Hatchery Road entryway to the Oak Meadows Neighborhood. The parcel has extensive public street frontage on the East, South and West. A segment of the Fish Hatchery Road Bike Path is being constructed within an easement along the East line of Outlot 6 as well. There are three (3) existing residences and undeveloped lands located to the North and Northeast of the site.

PDD Zoning is necessary to enable the development of the site per the approved General Development Plan, to effectively regulate building architecture at this key entryway location, to incorporate safe and convenient connections to the bike path, and to maintain and respect the “buffer” area with adjoining land uses. Additionally, PDD Zoning affords a stronger form of development control. This control is an important management consideration, given the proximity of this site to the City’s nearby civic uses and Technology Center development.

PDD Zoning will establish the architectural character for this location which, along with careful streetscape and landscape design and attention to pedestrian scale, will create a “sense of place” and a coherent visual environment for this neighborhood.

The Master Plan for the Nobel Ridge Condominiums is attached as Exhibit 2.

SOCIOLOGICAL, ENVIRONMENTAL, AND ECONOMIC IMPACT

Nobel Ridge Condominiums will provide additional housing opportunities for present and future residents of the City. Building design, site landscaping, and streetscape design will create a strong identity and comfortable living environment for condominium residents. It is anticipated that resident demographics will be predominantly middle income households with individuals in the 35 to 50 age group.

The impervious surface ratio (ISR) for Outlot 6 is 0.54 (54%) and complements the extra-ordinary open spaces that have been preserved in the overall Oak Meadows plan. Storm water runoff will be conveyed to the recently completed basin at Lacy and Fish Hatchery Roads. This facility was designed to accommodate the runoff from the development of Outlot 6. The site grading and layout of the Nobel Ridge Condominiums, has been designed to utilize vegetative swales, instead of storm sewer, to provide filtration and to maximize storm water infiltration to the greatest extent practical. Specifically designed infiltration beds have been strategically located throughout the site. See detail included with Exhibit 3

This project will also have significant economic impact for the City. The assessed value at build-out is estimated to be \$19.8 million (in 2004 dollars).

ARCHITECTURAL CHARACTER AND DEVELOPMENT STANDARDS

Development Standards

The visual characteristics of the buildings in the Nobel Ridge Condominiums are reflective of traditional urban neighborhoods. Most of the buildings will have a large porch extending across the front, with a walkway and stairs leading from the sidewalk to the porch and front door.

1. Setbacks

- a. Public Street - Buildings will be setback 18 feet from Nobel Drive, and 13 feet from Targhee Street, and 14 feet from Oak Meadows Drive. Buildings will be at least 8 feet from the Fish Hatchery Road bike path, and site landscaping and building entry stairs will be carefully designed to avoid conflicts with pedestrians and cyclists using the path.
- b. Internal - To provide area for snow storage, streetscaping, and clear vision areas for vehicles exiting from individual driveways, all buildings are setback at least 5 feet from the internal private drive. Where necessitated by fire lane requirements, buildings are setback at least 18 feet from the back of curb of the private drive.
- c. Buildings will have a 15 foot minimum separation.

2. Parking

Each dwelling will have at least 2 parking spaces. Additionally, many of the dwellings also will have 2 driveway spaces. Due to building setback and the private street location and utility design considerations, some units do not have enough driveway for additional spaces.

There are an estimated 60 street spaces along Targhee and Oak Meadow Drive. These street spaces will be conveniently accessible to many of the condominium units. Additionally, another nine (9) visitor parking spaces have been located throughout the interior of the site.

INFRASTRUCTURE

Streets

The private street in this neighborhood will be a 17' wide asphaltic concrete street with a eighteen inch (18") mountable curb. To accommodate storm water drainage and site gradients, a standard curb may be used in several limited locations. This design provides for an 18.5' wide travel surface for the private drive. See detail on Exhibit 4.

Water

Eight inch (8") water mains will be installed per City standards and the Department of Natural Resources Administrative Code. The mains will be in public easements connecting to the existing 8" mains in Targhee Street and Oak Meadow Drive. Fire hydrants will be installed per City standard.

Sanitary Sewer

Eight inch (8") sanitary sewer mains will be installed per City standards and the DNR Administrative Code. The sanitary sewer mains will be in a public easement and will connect to the sanitary sewer system in the Oak Meadow plat. All units will be connected individually to the sanitary sewer.

Storm Water Management

Storm water will be collected into the Oak Meadow Plat storm sewer system and conveyed to the regional detention basin located at the corner of Lacy and Fish Hatchery Roads.

SITE LANDSCAPING

Street Lighting

Lighting along the private street will be on 16'-18' poles. The lamps will have the minimal safe voltage and will be shielded in order to minimize visual impacts on the surrounding neighborhood.

General Site Landscaping

See Landscaping Plan prepared by the Bruce Company, attached as Exhibit 9.

Site Amenities

In consideration of the projected demographics for residents of this project, a private recreation/community room is not being proposed. Outdoor recreation opportunities and open space are conveniently available in this neighborhood.

An internal pedestrian walkway and entry feature will provide an attractive pedestrian connection from the corner of Targhee and Oak Meadow Drive to the interior of this condominium project. Additionally, all of the buildings facing Fish Hatchery Road will be linked by an arching walkway and landscaped lawn.

In order to accommodate the site gradients, the site design requires several retaining walls at various locations throughout the project. These areas will be shielded with attractive landscaping and railings (as necessary) to minimize safety hazards to pedestrians not using the walkway system.

EXHIBIT #1

Location Map



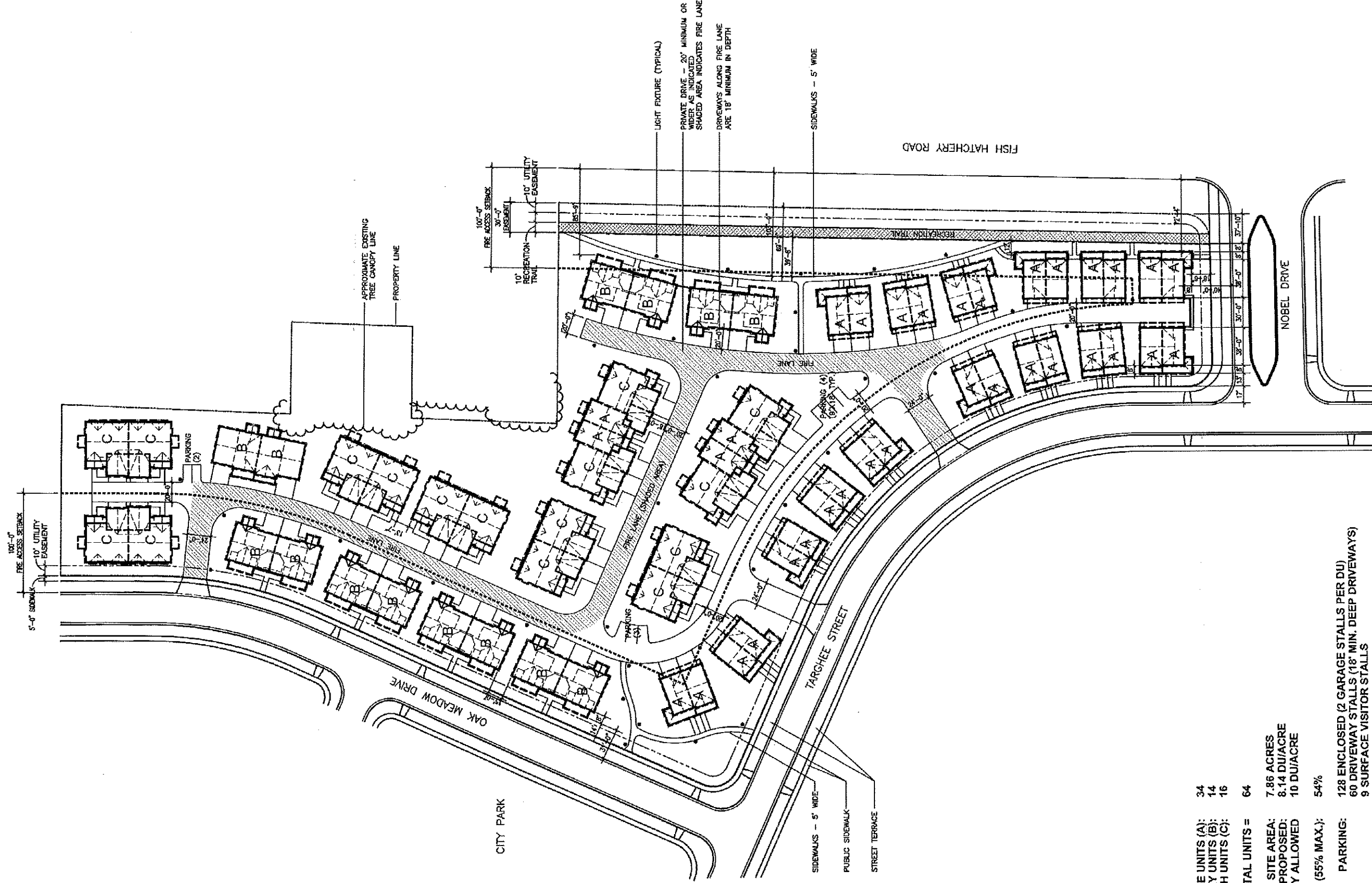
Exhibit 1

LOCATION MAP
NOBEL RIDGE CONDOMINIUMS

MAYO corporation
ENGINEERS SURVEYORS ARCHITECTS PLANNERS
300 GRAND CANYON DRIVE, MADISON, WI 53718-1044
PHONE: (608) 261-1100 FAX: (608) 261-1101
WWW.MAYOCORP.COM

EXHIBIT #2

Master Plan



TOWNHOUSE UNITS (A): 34
1 1/2 STORY UNITS (B): 14
RANCH UNITS (C): 16

TOTAL UNITS = 64

SITE AREA: 7.86 ACRES
DENSITY PROPOSED: 8.14 DU/ACRE
DENSITY ALLOWED: 10 DU/ACRE

ISR (55% MAX.): 54%

PARKING: 128 ENCLOSED (2 GARAGE STALLS PER DU)
60 DRIVEWAY STALLS (18' MIN. DEEP DRIVEWAYS)
9 SURFACE VISITOR STALLS

NOBEL RIDGE CONDOMINIUMS

OUTLOT 6
OAK MEADOW NEIGHBORHOOD
FITCHBURG, WISCONSIN

9/07/04

Potter Lawson

SITE MASTER PLAN



EXHIBIT 2



EXHIBIT #3

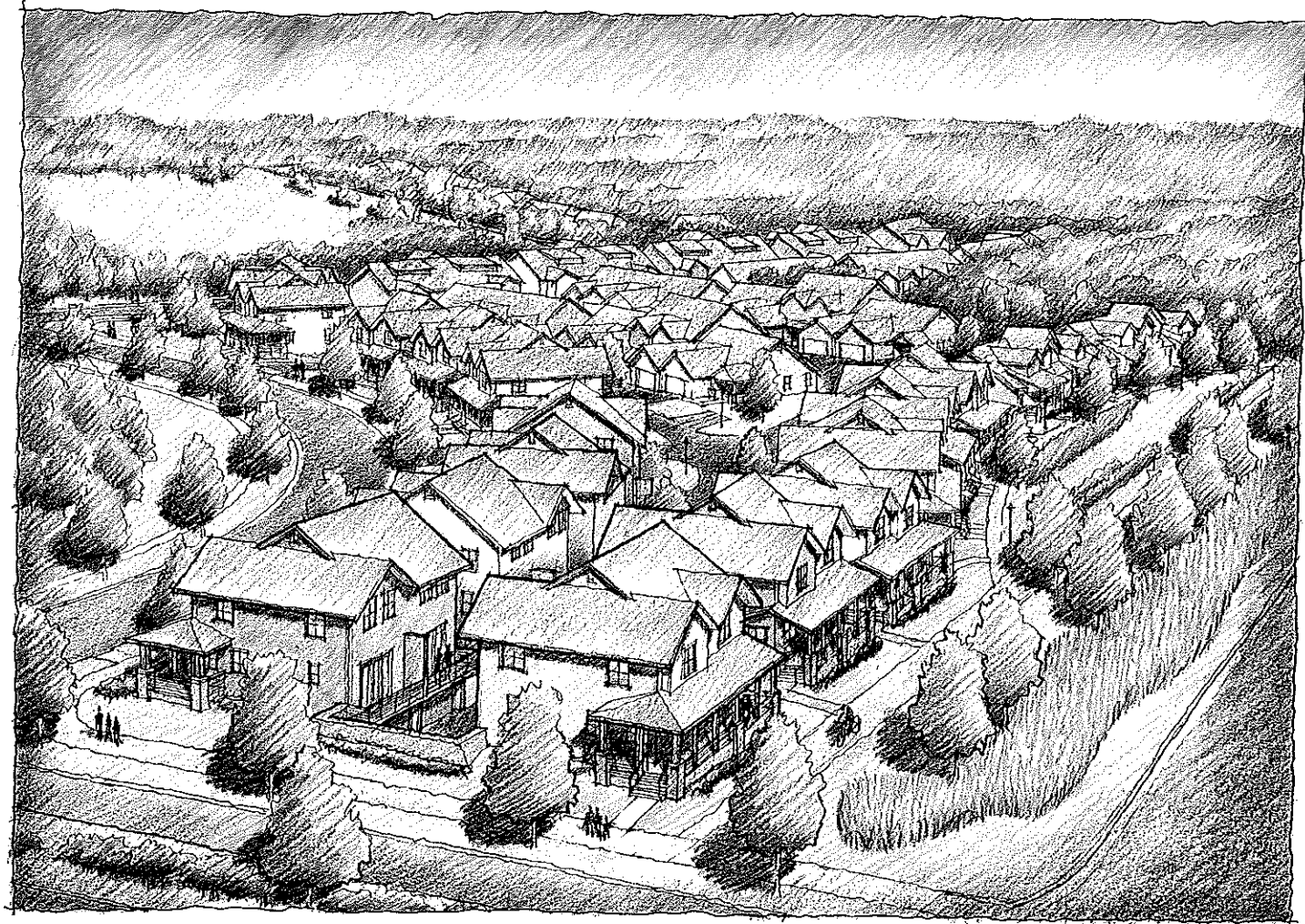
Grading and Erosion Control Plan

EXHIBIT #4

Preliminary Utility Plan

EXHIBIT #5

**View from
Southeast**



NOBEL RIDGE CONDOMINIUMS

OUTLOT 6
OAK MEADOW NEIGHBORHOOD
FITCHBURG, WISCONSIN

9/07/04

Potter Lawson

VIEW FROM SOUTH EAST

EXHIBIT 5

EXHIBIT #6

**Elevation of
Two-Unit
Townhouse**

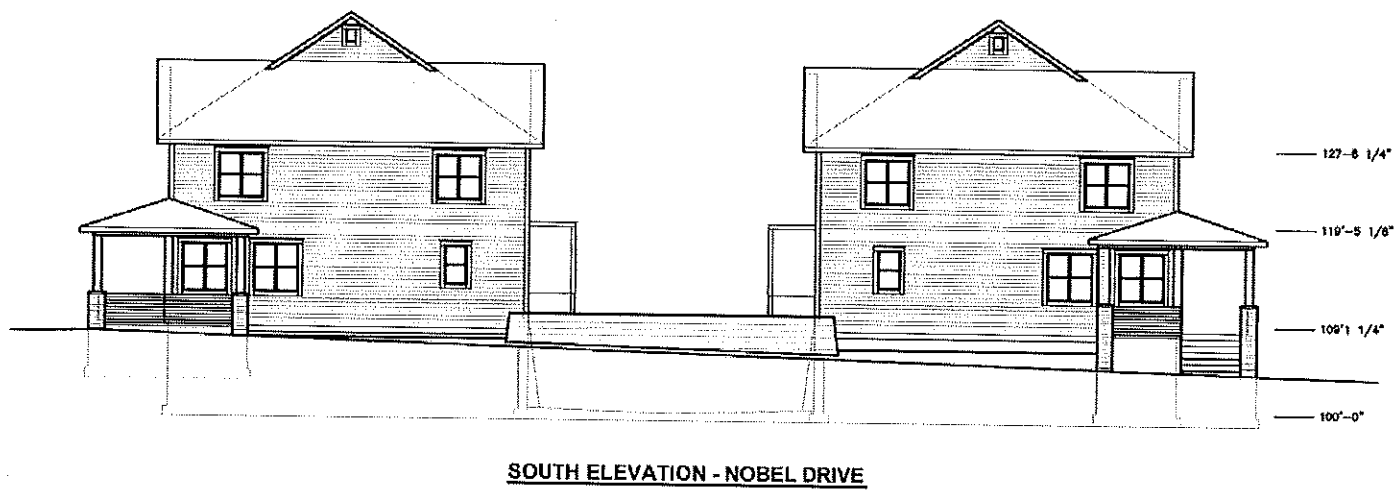
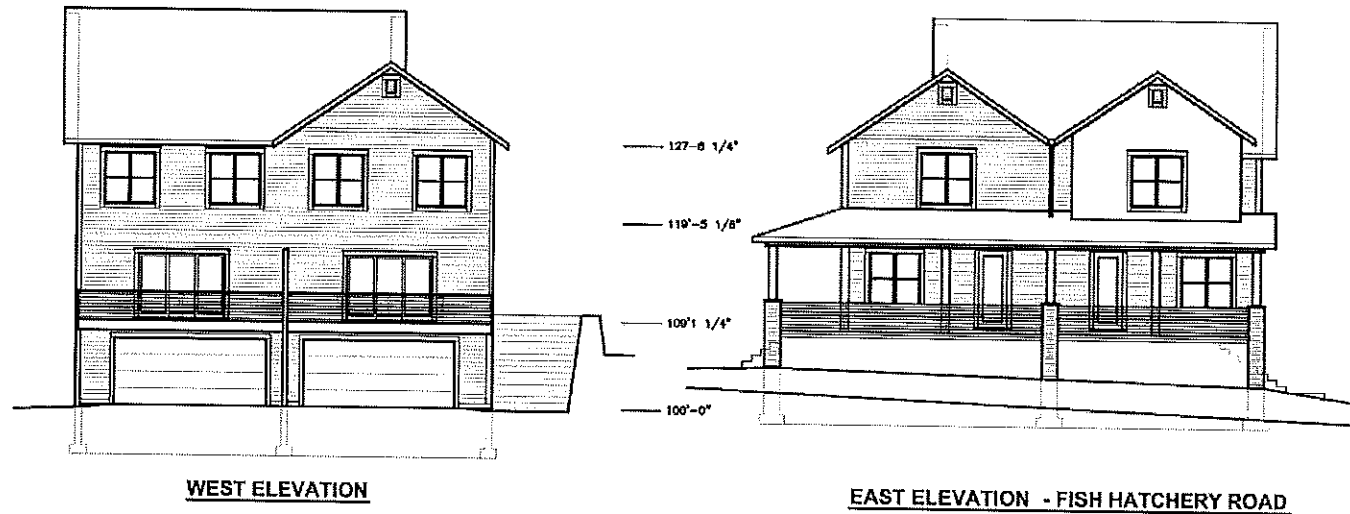
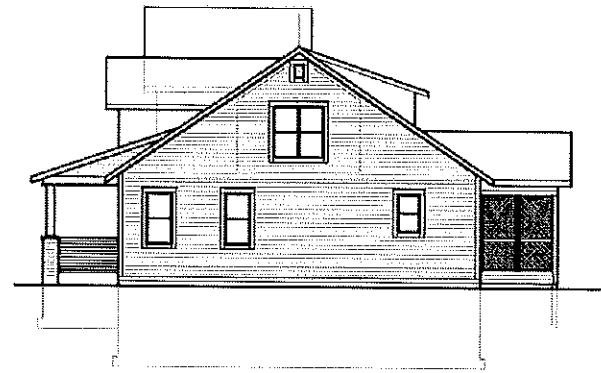


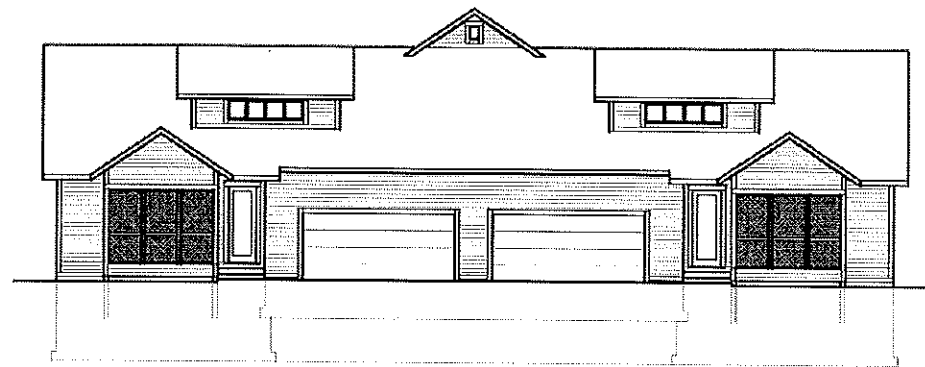
EXHIBIT #7

**Elevation of
Two-Unit
1½ Story**



NORTH ELEVATION
(SOUTH ELEVATION SIMILAR - OPPOSITE)

127'-8 1/4"
119'-5 1/8"
109'-1 1/4"
100'-0"



WEST ELEVATION

127'-8 1/4"
119'-5 1/8"
109'-1 1/4"
100'-0"



EAST ELEVATION - FISH HATCHERY ROAD

127'-8 1/4"
119'-5 1/8"
109'-1 1/4"
100'-0"

NOBEL RIDGE CONDOMINIUMS

OUTLOT 6
OAK MEADOW NEIGHBORHOOD
FITCHBURG, WISCONSIN

9/07/04

Potter Lawson

TWO-UNIT ONE AND ONE-HALF STORY



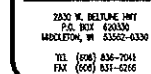
EXHIBIT 7

EXHIBIT #8

Site Lighting

EXHIBIT #9

Landscape Plan

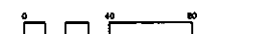


SCALE: 1"=40'-0"
DRAWN BY: JH/MJN
DATE: 8/27/04
REVISIONS:
9/06/04 SW5

SHEET:
L1

[illegible]

A) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive bark rings (and bark beds) consisting of a mixture of hardwood shredded bark mulch spread to a minimum 3' depth (3' wide beds for shrub groupings).



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SHEET:
L3



Plant Material List			
Broadleaf Deciduous			
Quantity	Code Name	Common Name	Planting Size
20	ABM	Autumn Blaze Maple	2' B+B
10	AFA	Autumn Purple White Ash	2' B+B
8	CGA	Cinnamon Green Ash	2' B+B
6	DWC	Donald Wyman Crabapple	1 1/2' B+B
8	GSL	Greenspire Littleleaf Linden	2 1/2' B+B
8	MTG	Mayday Crape	2' B+B
7	PGA	Patmore Green Ash	2' B+B
18	PFC	Prickly Pear Crabapple	1 1/2' B+B
9	RDC	Radiant Crabapple	2 1/2' B+B
12	RE	Regal Elm	2' B+B
8	SSC	Spring Snow Crabapple	1 1/2' B+B
20	SWO	Swamp White Oak	2 1/2' B+B
Conifer Evergreen			
Quantity	Code Name	Common Name	Planting Size
3	ACJ	Andorra Compact Juniper	3 GAL. CONT.
8	BNS	Bird's Nest Spruce	2 GAL. CONT.
30	BSTJ	Blue Star Juniper	2 GAL. CONT.
13	EWP	Eastern White Pine	6' T5
27	KCJ	Killey Compact Juniper	2 GAL. CONT.
28	MAJ	Mini Arcadia Juniper	2 GAL.
20	RHMB5	Montgomery Blue Spruce	6 GAL. CONT.
8	NYS	Norway Spruce	6' B+B
4	SGJ	Sea Green Juniper	3 GAL. CONT.
8	TY	Townson Yew	18' B+B
15	TA	Techy/mision Arborvitae	5' B+B
12	WF	White Fir	6' B+B
7	WJ	Welch Juniper	24' B+B
Perennial			
Quantity	Code Name	Common Name	Planting Size
10	KFG	Karl Foerster's Feather Reed Grass	1 GAL. CONT.
Shrub			
Quantity	Code Name	Common Name	Planting Size
7	BCV	Bolney Compact Amer. Crinby Viburnum	3 GAL. CONT.
12	BSR	Boston Rose	2 GAL. CONT.
24	CWR	Caroline's Wonder Rose	2 GAL. CONT.
66	CPB	Crimson Pygmy Barberry	2 GAL. CONT.
18	DFG	Dwarf Fothergilla	2 GAL. CONT.
26	EMH	Emerald Mound Honeysuckle	2 GAL. CONT.
46	GFS	Goldflame Spiraea	2 GAL. CONT.
2	JK	Japanese Kerria	2 GAL.
10	JRW	Java Red Weigela	3 GAL. CONT.
47	KSJ	Kahn St. Johnswort	3 GAL. CONT.
10	KV	Korean Spruce Viburnum	4 GAL. CONT.
12	MKL	Miss Kim Lilac	3 GAL. CONT.
72	LPS	Little Princess Spiraea	2 GAL. CONT.
6	MY	Mohican Viburnum	3 GAL. CONT.
65	NWR	Nearly Wild Rose	2 GAL. CONT.
8	NSR	Northern Starburst Rhododendron	2 GAL. CONT.
7	ODV	Onondaga Sargent Viburnum	3' B+B
8	PL	Pale Blue Lilac	3 GAL. CONT.
30	PAP	Pink Beauty Potentilla	2 GAL. CONT.
18	RMR	Red Minked Rose	3 GAL. CONT.
2	RUSC	Ruby Spice Clematis	3 GAL. CONT.
5	RW	Rumba Weigela	2 GAL.
12	SFR	Sea Foam Rose	2 GAL. CONT.
8	TL	Tinkerbell Lilac	2 GAL. CONT.
10	LH	Unique Hydrangea	3 GAL. CONT.
20	WAGV	Wentworth Amer. Crinby Viburnum	3' B+B

GENERAL NOTES

- A) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive bark rings (and bark beds) consisting of a mixture of hardwood shredded bark mulch spread to a minimum 3' depth (3' wide beds for shrub groupings).
- B) "Plastic Edging" to be Valley View Black Diamond Edging or equivalent.
- C) Areas labeled "Gravel Mulch" to receive 1-1/2" washed gravel spread to a 3' depth over fabric weed barrier.
- D) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- E) Areas labeled "Seed" shall receive a mixture of the following types:
40% Palmer Ryegrass
20% Baron Bluegrass
20% Nassau Bluegrass
20% Pennsylvanian Creeping Red Fescue
- F) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed gravel mulch spread to a 3'-4' depth over fabric weed barrier.

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the bruce company
OF WISCONSIN, INC.
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2535 W. BELLEVUE HWY.
P.O. BOX 630030
MILWAUKEE, WI 53262-0330
TEL: (414) 836-7041
FAX: (414) 831-6266

NOBEL RIDGE CONDOMINIUMS

SCALE: 1"=20'-0"
DRAWN BY: JH/MH
DATE: 8/27/04
REVISIONS:
9/06/04 SHS
SHEET:
L5



NOBEL RIDGE CONDOMINIUMS

OUTLOT 6
 OAK MEADOW NEIGHBORHOOD
 FITCHBURG, WISCONSIN

9/29/04
 10/20/04 REV.

Potter Lawson



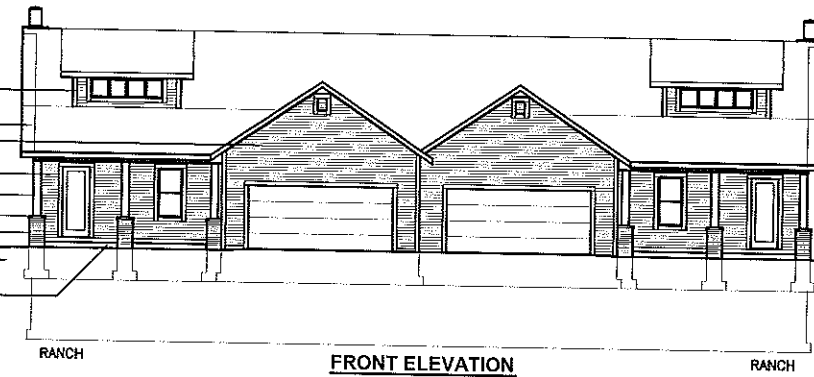
TYPICAL TOWNHOUSE
 STREET ELEVATION

EXHIBIT 6E

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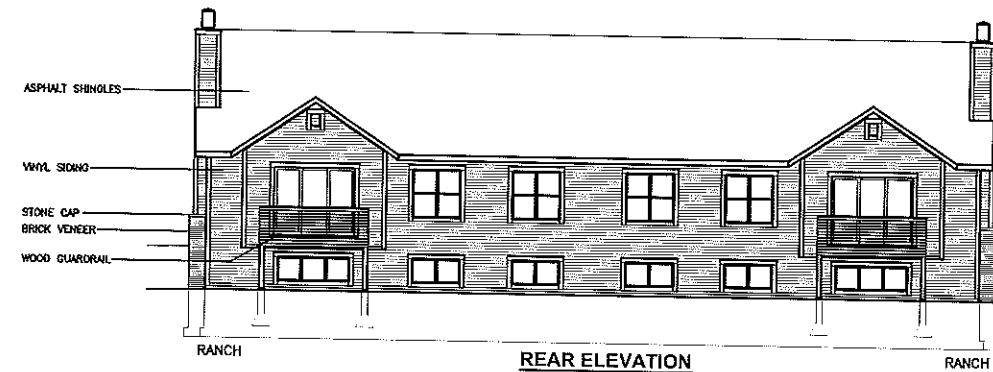
10/20/04 REV.

HARD-PLANK SIDING
ASPHALT SHINGLES
VINYL SIDING
HARD-PLANK SIDING
WOOD TRIM COLUMN
STONE CAP
BRICK VENEER
STUCCO
FOUNDATION
COVER
WOOD GUARDRAIL



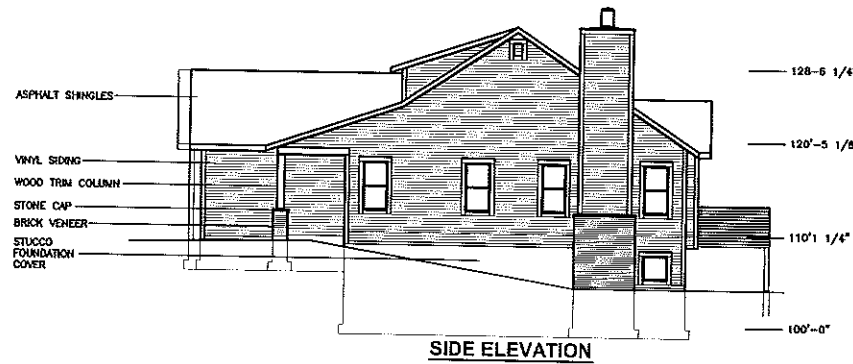
128'-6 1/4"
120'-5 1/8"
110'-1 1/4"
100'-0"

FRONT ELEVATION



128'-6 1/4"
120'-5 1/8"
110'-1 1/4"
100'-0"

REAR ELEVATION



128'-6 1/4"
120'-5 1/8"
110'-1 1/4"
100'-0"

SIDE ELEVATION

NOBEL RIDGE CONDOMINIUMS

OUTLOT 6
OAK MEADOW NEIGHBORHOOD
FITCHBURG, WISCONSIN

9/07/04
9/21/04 REV.
10/20/04 REV.

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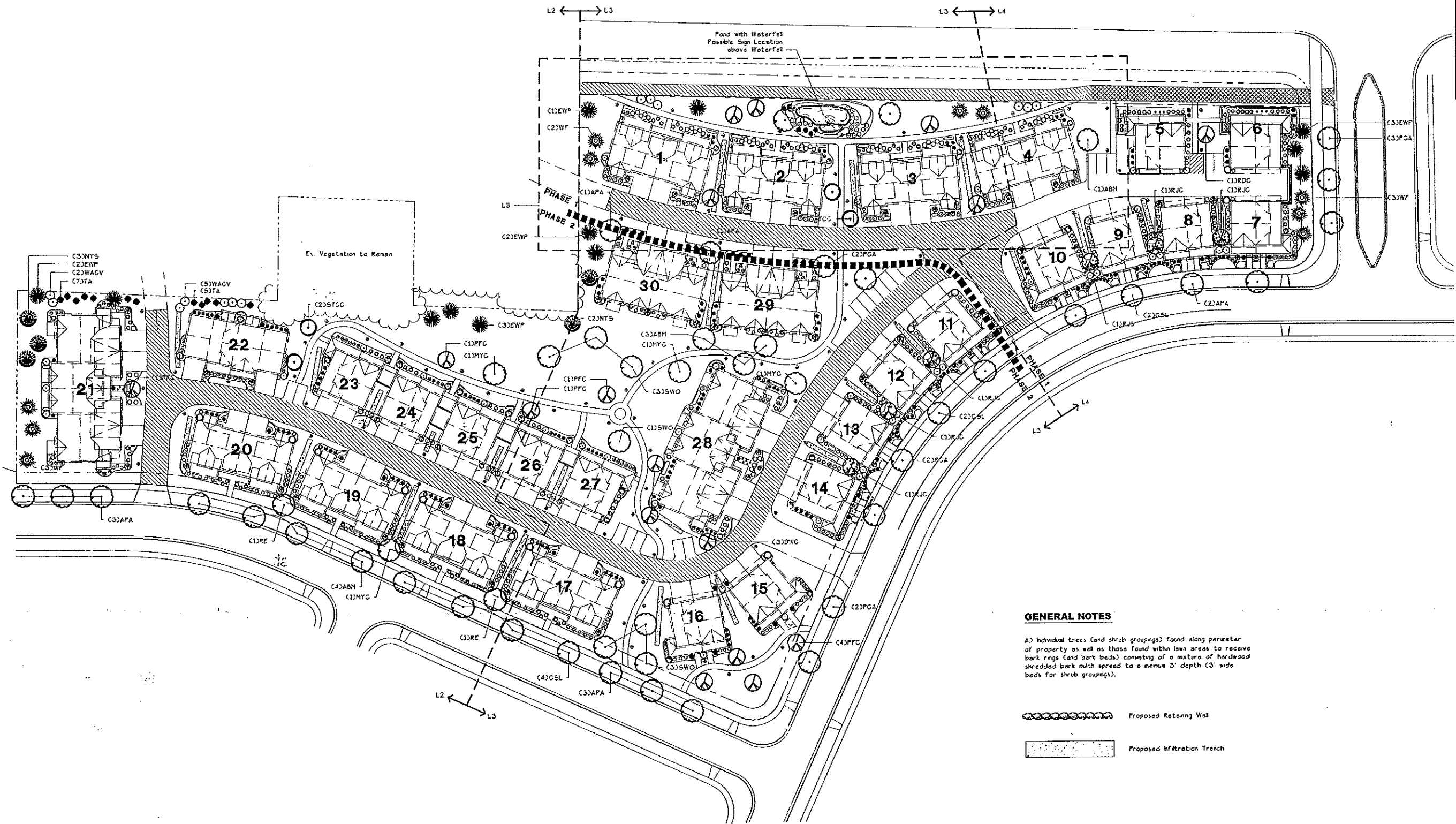
TYPE "CC" UNIT
TWO-UNIT RANCH



EXHIBIT 6C

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NOBEL RIDGE CONDOMINIUMS



GENERAL NOTES

A) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive bark rings (and bark beds) consisting of a mixture of hardwood shredded bark mulch spread to a minimum 3" depth (3' wide beds for shrub groupings).

 Proposed Retaining Wall

 Proposed Infiltration Trench



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SCALE: 1"=40'-0"
DRAWN BY: JH/MLN
DATE: 8/27/04
REVISIONS:
9/06/04 SWS
9/21/04 SWS
10/27/04 SWS

SHEET:
L1

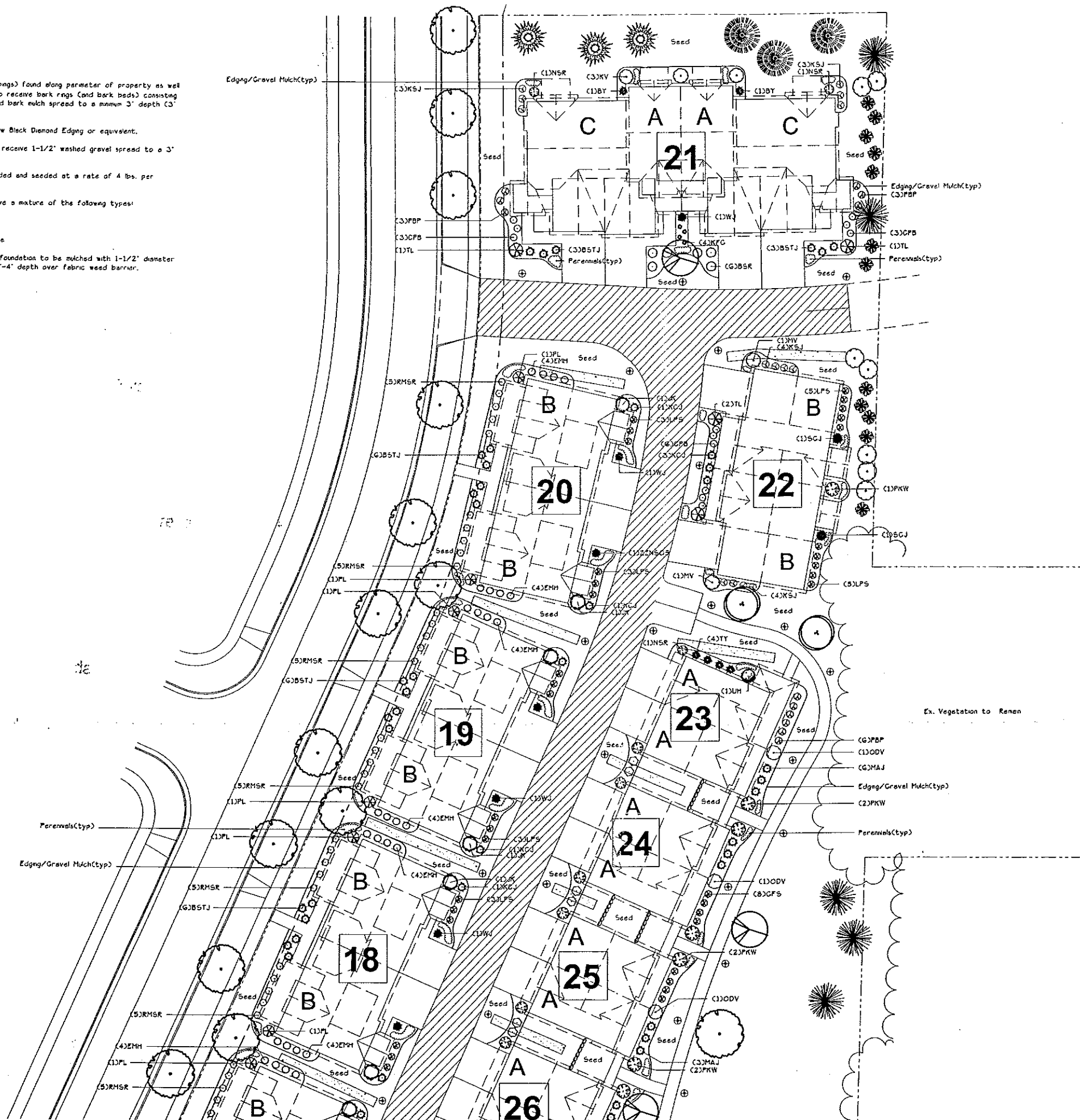
*Conditionally
Approved
11-2-04*

A) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive bark rings (and bark beds) consisting of a mixture of hardwood shredded bark mulch spread to a minimum 3" depth (3" wide beds for shrub groupings).

C) Areas labeled 'Gravel Mulch' to receive 1-1/2" washed gravel spread to a 3" depth over fabric weed barrier.

D) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

F) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed gravel mulch spread to a 3"-4" depth over fabric weed barrier.



This plan made exclusively for the party named in the title block. It remains the property of The Bruce Company of Wisconsin, Inc. and may not be reproduced or implemented in whole or part by any method without prior written consent of The Bruce Company of Wisconsin, Inc.



NOBEL RIDGE CONDOMINIUMS

SCALE: 1"=20'-0"
DRAWN BY: J1/MH
DATE: 8/27/04
REVISIONS:
9/06/04 SWS
9/21/04 SWS
10/27/04 SWS

FILE JOHN MOORE, MOORE, 0463

SHEET:
L2



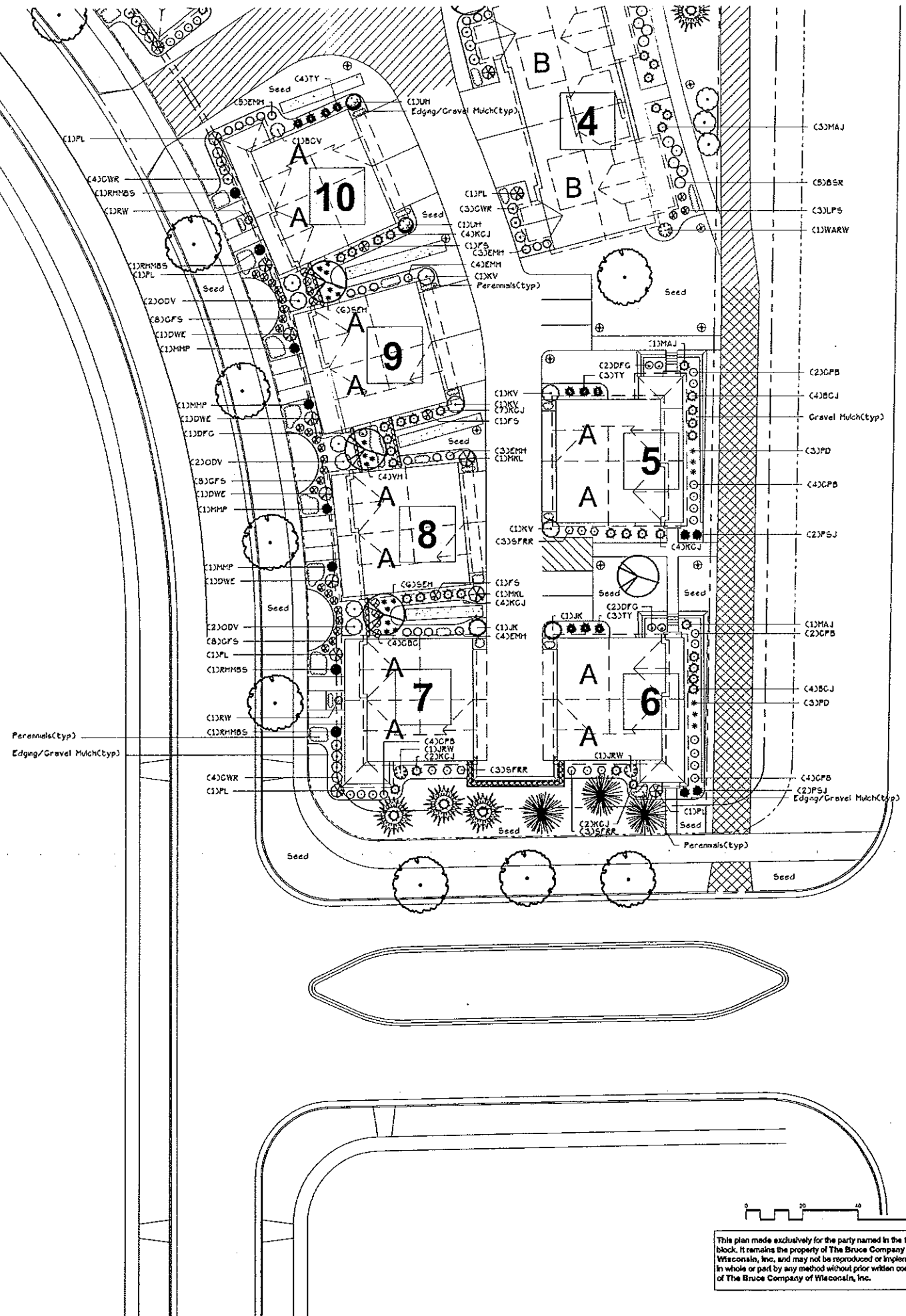
SHEET:
L3

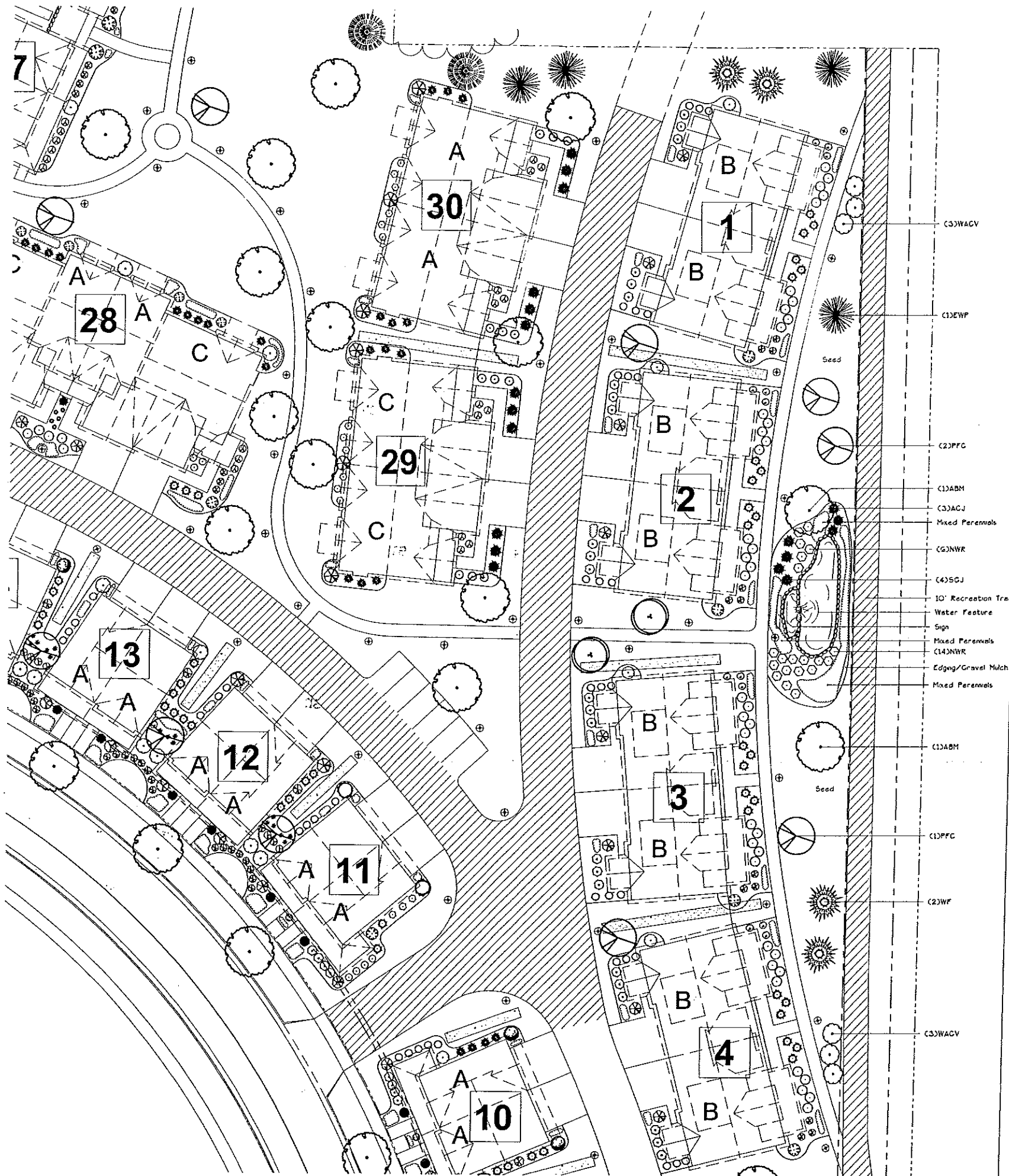
This plan made exclusively for the party named in the title block. It remains the property of The Bruce Company of Wisconsin, Inc. and may not be reproduced or implemented in whole or part by any method without prior written consent of The Bruce Company of Wisconsin, Inc.



FILE: JOHN KOBEL \ NOBEL 0463

SHEET:
L4





Plant Material List

Broadleaf Deciduous				Planting Size	
Quantity	Code Name	Scientific Name			
10	ASH	Autumn Blaze Maple		2' B+B	
10	APA	Autumn Purple White Ash		2' B+B	
3	DWC	Donald Wyman Crabapple		1 1/2' B+B	
8	GSL	Greenspire Littleleaf Linden		2 1/2' B+B	
4	NYG	Negundo Ginkgo		2' B+B	
4	PGA	Patmore Green Ash		2' B+B	
11	PRG	Pranifera Crabapple		1 1/2' B+B	
3	RDC	Radiant Crabapple		2 1/2' B+B	
6	RJC	Red Jewel Crabapple		1 1/2' B+B	
2	RE	Regal Elm		2' B+B	
4	STCC	Sargent Crabapple (Cp)		5' B+B	
7	SWO	Swamp White Oak		2 1/2' B+B	
Conifer Evergreen				Planting Size	
Quantity	Code Name	Scientific Name			
15	ACJ	Andorra Compact Juniper		3 GAL. CONT.	
2	BY	Berryhill Yew		15' B+B	
5	BCJ	Blue Chip Juniper		2 GAL. CONT.	
36	BSTJ	Blue Star Juniper		2 GAL. CONT.	
12	EWJ	Eastern White Pine		6' TS	
55	KCJ	Kelley Compact Juniper		2 GAL. CONT.	
38	MAJ	Mini Arcadia Juniper		2 GAL. CONT.	
8	RHBS	Montgomery Blue Spruce		6 GAL. CONT.	
8	MP	Maple Hugo Pine		3 GAL. CONT.	
5	NTS	Norway Spruce		5' B+B	
4	PSJ	Papa Sava Juniper		2 GAL. CONT.	
12	SGJ	Sea Green Juniper		3 GAL. CONT.	
42	TY	Taunton Yew		18' B+B	
12	TA	Tachy/mission Arborvitae		5' B+B	
10	WF	White Fir		4' B+B	
10	WJ	Welch Juniper		24' B+B	
Perennial				Planting Size	
Quantity	Code Name	Scientific Name			
24	SM	Elegans Hosta (blue 3G)		1 GAL. CONT.	
9	KFG	Karl Foerster's Feather Reed Grass		1 GAL. CONT.	
6	PD	Prarie Dropseed		1 GAL. CONT.	
8	VM	Vernegated Hosta (white center 12-24")		1 GAL. CONT.	
Shrub				Planting Size	
Quantity	Code Name	Scientific Name			
6	BCV	Balei Compact Amer. Gruby Viburnum		3 GAL. CONT.	
51	BSR	Bonnie Rose		2 GAL. CONT.	
40	CWR	Carefree Wonder Rose		2 GAL. CONT.	
16	GBC	Graham's Gleditsia		2 GAL. CONT.	
36	CPB	Crimson Pymy Barberry		2 GAL. CONT.	
18	DFC	Def. Fothergilla		2 GAL. CONT.	
8	DWE	Def. Waxed Evonymus		3 GAL. CONT.	
88	EMH	Emerald Mound Honeysuckle		2 GAL. CONT.	
6	FS	Froebel Spruce		2 GAL. CONT.	
78	GF5	Goldflame Spruce		2 GAL. CONT.	
14	JR	Japanese Kerria		2 GAL. CONT.	
3	JRW	Java Red Weigela		3 GAL. CONT.	
22	KSJ	Kalm St. Johnswort		3 GAL. CONT.	
11	KV	Korean Spice Viburnum		4 GAL. CONT.	
46	LPS	Little Princess Spruce		2 GAL. CONT.	
4	MKL	Miss Kim Lilac		3 GAL. CONT.	
3	MY	Mahoe Viburnum		5 GAL. CONT.	
28	NWR	Nearly Wild Rose		2 GAL. CONT.	
7	NSR	Northern Starburst Rhododendron		2 GAL. CONT.	
20	ODV	Onondaga Sargent Viburnum		3 GAL. CONT.	
27	PL	Pelkin Lilac		3 GAL. CONT.	
36	PBP	Pink Beauty Potentilla		2 GAL. CONT.	
9	PKW	Pink Weigela		3 GAL. CONT.	
64	RHSR	Red Highland Rose		3 GAL. CONT.	
12	RUSC	Ruby Spice Clematis		3 GAL. CONT.	
4	RW	Rumba Weigela		2 GAL. CONT.	
12	SFR	Sea Foam Rose		2 GAL. CONT.	
10	TL	Tekerebete Lilac		2 GAL. CONT.	
8	UH	Unique Hydrangea		5 GAL. CONT.	
13	WACV	Wentworth Amer. Gruby Viburnum		5 GAL. CONT.	
15	WARW	Wine + Roses Weigela		5 GAL. CONT.	

GENERAL NOTES

A) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive bark rings (and bark beds) consisting of a mixture of hardwood shredded bark mulch spread to a minimum 3" depth (3" wide beds for shrub groupings).

B) "Plastic Edging" to be Valley View Black Diamond Edging or equivalent.

C) Areas labeled "Gravel Mulch" to receive 1-1/2" washed gravel spread to a 3' depth over fabric weed barrier.

D) "Seed" areas shall be fresh-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

E) Areas labeled "Seed" shall receive a mixture of the following types:
40% Palmer Ryegrass
20% Baron Bluegrass
20% Nassau Bluegrass
20% Pennington Creeping Red Fescue

F) Plant beds adjacent to building foundation to be enriched with 1-1/2" diameter washed gravel mulch spread to a 3'-4" depth over fabric weed barrier.

Mixed Perennials

0 20 40 60

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NOBEL RIDGE CONDOMINIUMS

SCALE: 1"=20'-0"

DRAWN BY: JH/MH

DATE: 5/27/04

REVISIONS:

9/06/04 SW5

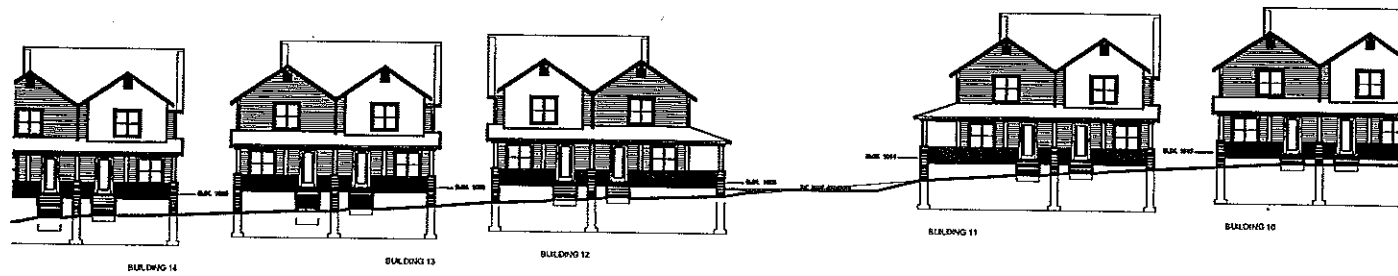
9/21/04 SW5

10/27/04 SW5

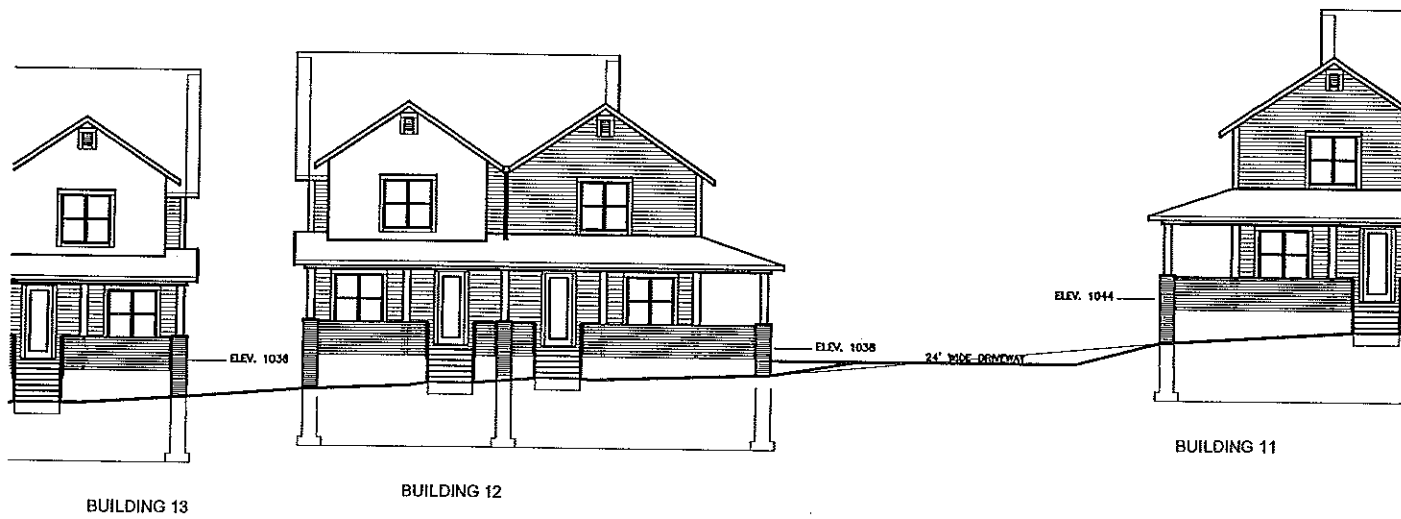
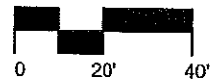
FILE: JH/MH/2004/NOBEL/04/05

SHEET:

L5



TARGHEE STREET ELEVATIONS



BUILDING 12

BUILDING 11

TARGHEE STREET ELEVATIONS

NOBEL RIDGE CONDOMINIUMS

OUTLOT 6
OAK MEADOW NEIGHBORHOOD
FITCHBURG, WISCONSIN

0229701

Potter Lawson

TOWNHOUSES ALONG
TARGHEE STREET



EXHIBIT 6E

© 2001 POTTER LAWSON, INC.

From: "Mark Kruser" <markk@potterlawson.com>
To: <Thomas.Hovel@city.fitchburg.wi.us>
Date: 9/28/2004 4:27:49 PM
Subject: Nobel Ridge Condominiums

Tom,

Attached are two supplemental exhibits illustrating what we discussed yesterday. Exhibit 6E shows Targhee Street elevations of buildings #10 through #14 as the street grade drops in elevation. Exhibit 6F shows a typical cross section through building type "AA" (townhouses) at Targee Street. This section and Exhibit 6E show that, at a maximum, we can provide access from public sidewalk to the porch level with 8 risers (7.25" ea. x 8 = 4'-10" rise) and seven treads (12" ea. x 7 = 7'). Our intent is to have a PowerPoint presentation at the 10/5 PC meeting showing how this compares with homes in Middleton Hills and traditional areas such as found in the Monroe Street and West High areas.

Please call with any questions.

Mark Kruser, AIA
POTTER LAWSON, INC.
(608)274-2741

CC: <pmccarth@restainobunbury.com>, <gvander@mayocorporation.com>

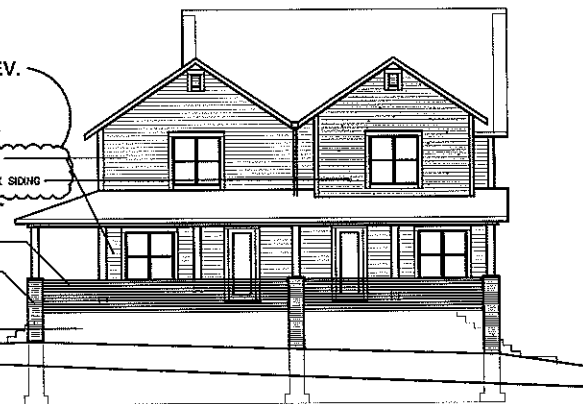


WEST ELEVATION

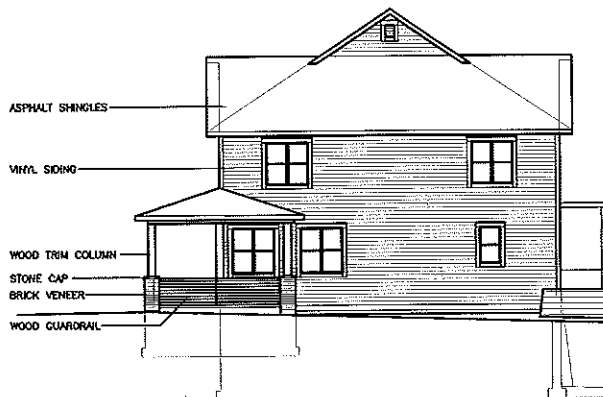
10/20/04 REV.

128'-6 1/4"
VINYL SIDING
HARDY-PLANK SIDING
120'-5 1/8"

WOOD GUARDRAIL
BRICK VENEER
110'-1 1/4"
STUCC FOUNDATION COVER
100'-0"



EAST ELEVATION
(FISH HATCHERY ROAD)



SOUTH ELEVATION
(BUILDING 8 - NOBEL DRIVE)



SOUTH ELEVATION
(BUILDING 7 - NOBEL DRIVE)

NOBEL RIDGE CONDOMINIUMS

OUTLOT 6
OAK MEADOW NEIGHBORHOOD
FITCHBURG, WISCONSIN

9/07/04
9/21/04 REV.
10/20/04 REV.

Potter Lawson

TYPE "AA" UNIT
TWO-UNIT TOWNHOUSE



EXHIBIT 6A

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10/20/04 REV.

ASPHALT SHINGLES
VINYL SIDING
HARDY-PLANK SIDING

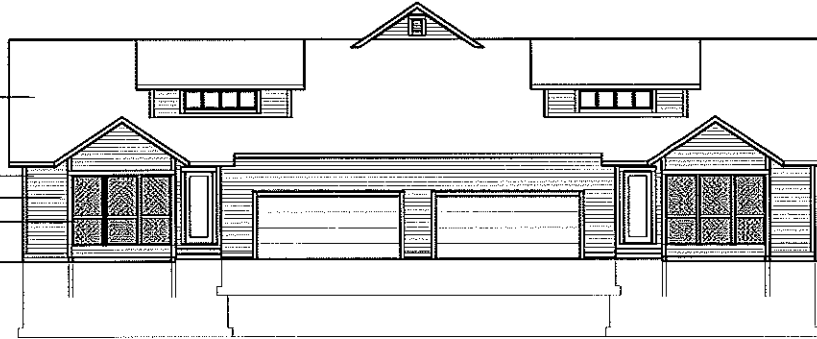
VINYL SIDING
WOOD TRIM COLUMN
STONE CAP
BRICK VENEER
STUCCO
FOUNDATION
COVER
WOOD GUARDRAIL



127'-8 1/4"
119'-5 1/8"
109'-1 1/4"
100'-0"

EAST ELEVATION
(FISH HATCHERY ROAD)

ASPHALT SHINGLES
VINYL SIDING
WOOD TRIM COLUMN
SCREEN PORCH (OPTIONAL)



127'-8 1/4"
119'-5 1/8"
109'-1 1/4"
100'-0"

WEST ELEVATION

ASPHALT SHINGLES
VINYL SIDING
WOOD TRIM COLUMN
STONE CAP
BRICK VENEER
WOOD GUARDRAIL



127'-8 1/4"
119'-5 1/8"
109'-1 1/4"
100'-0"

NORTH ELEVATION

NOBEL RIDGE CONDOMINIUMS

OUTLOT 6
OAK MEADOW NEIGHBORHOOD
FITCHBURG, WISCONSIN

9/07/04
9/21/04 REV.
10/20/04 REV.

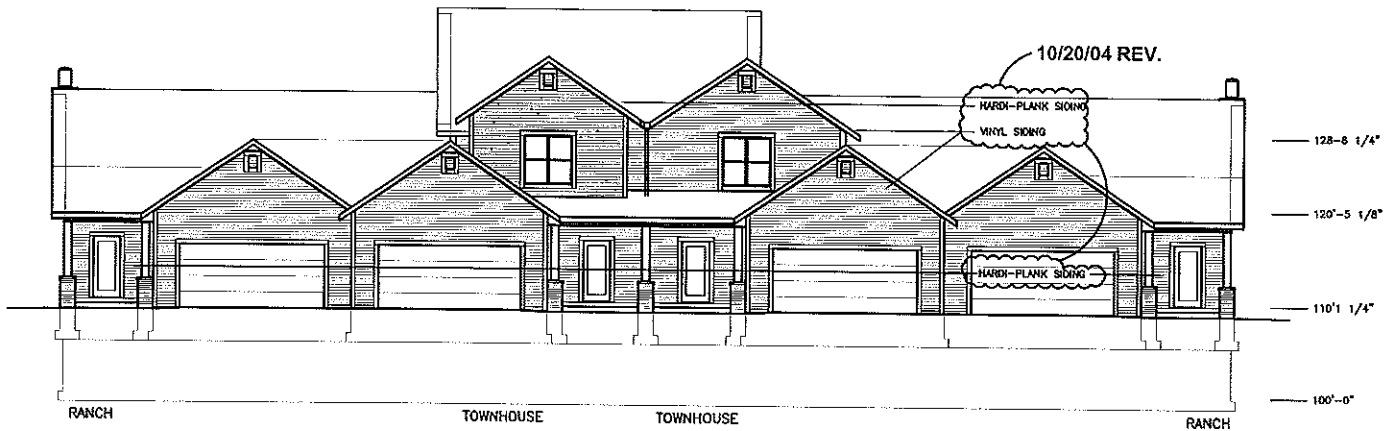
Potter Lawson

TYPE "BB" UNIT
TWO-UNIT ONE AND ONE-HALF STORY

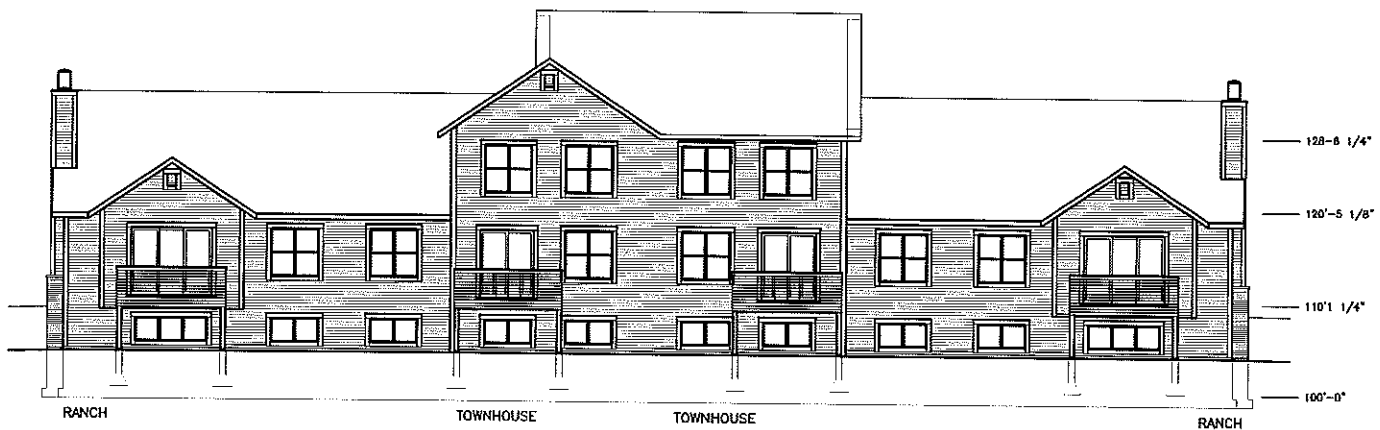


EXHIBIT 6B

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SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

NOBEL RIDGE CONDOMINIUMS

OUTLOT 6
OAK MEADOW NEIGHBORHOOD
FITZBURG, WISCONSIN

9/07/04
9/21/04 REV.
10/20/04 REV.

Potter Lawson

TYPE "CA" UNIT
FOUR-UNIT RANCH-TOWNHOUSE



EXHIBIT 6D

© 2004 POTTER LAWSON, INC.

From: Chad Grossen
To: Hovel, Thomas
Date: 10/5/2004 12:56:37 PM
Subject: Nobel Ridge Condominiums

Tom,

This e-mail has been requested by Mark Kruser of Potter Lawson regarding Outlot 6 of the Oak Meadows subdivision. The topics discussed are access to the 3 - 2 unit condos in the Southeast corner of the development and the width of the drives. I have met numerous times with Mr. Kruser and Gus Vander Wegen of Mayo Corp., regarding the access for fire department apparatus into the development using the proposed private drives.

As indicated by Paul Woodard's e-mail dated September 16th, the development will have reduced width drives. It could be problematic if a fire truck or even the City's Sewer truck needs to enter the development using the private drives. I have indicated to Mr. Kruser that the FD would prefer the paved cross-section to be a minimum of 20 feet wide. Mr. Kruser indicated that the paved width will be 17 feet with the ribbon curbs making the up rest of the required 20 feet wide drive.

Mr. Kruser did identify the buildings that are clearly beyond 100 feet of the municipal street access for FD apparatus and have been planned for fire lanes, but the 3 - 2 unit condos in the Southeast corner have access issues for the FD. Mr. Kruser has indicated to me that in discussions with Paul Woodard, they have been allowed to increase the width of the recreation trail to the East of the 3 condos.

The requirements of the FD are as follows:

The FD will accept the 13 foot wide pavement drive for apparatus access on the recreation trail, but must have an overall width of 20 feet, level working area, end to end for the access to the 3 condos. The nearest edge of the Fire Lane shall be no less than 10 feet from the buildings. A fire hydrant is also required at the opening of the Fire Lane at Nobel Drive. As for the rest of the development, appropriate corrections have been made by Mr. Kruser to meet the requirements of the Access for Apparatus Code and shall be held responsible to assure that Code is strictly followed.

If you have any questions for me, please call.

Thanks,

Chad E. Grossen
Fire Captain
Commander - Battalion 3
Fire Department - City of Fitchburg
5791 Lacy Road
Fitchburg, WI 53711
Ph: (608) 278-2980
Fax: (608) 278-2985
E-Mail: chad.grossen@city.fitchburg.wi.us

NOBEL RIDGE CONDOMINIUMS
Outlot 6, Oak Meadow Neighborhood
Fitchburg, Wisconsin

The proposed Nobel Ridge Condominiums is a 64-unit medium density condominium development consisting of 28 two-unit buildings and two four-unit buildings (30 total buildings). Nobel Ridge is designed to reflect the medium density requirements for the site while maintaining a scale consistent with the neighboring single-family suburban residential neighborhoods. The design reflects a Traditional Neighborhood Development (TND) in building scale, building placement, and building design. All buildings will have front covered porches, most of which face the public street, and traditional door window and building massing. Garage doors and private drives are internal to the site fostering a more traditional neighborhood building environment at the development perimeter. A public Oak Meadow neighborhood park is located across Oak Meadow Drive along a portion of the western boundary of the site. A buffer of existing trees will be maintained along three existing residential properties to the east.

Site Area:	7.86 Acres
Proposed Dwelling Units:	64
Dwelling Units Per Acre:	8.14 (10 D.U. per Acre Allowed)

ISR	54% (55% Max. Allowed)
-----	------------------------

Parking	Enclosed Garage Stalls	128
	Surface Driveway	56
	Surface Common	9

Total	193
-------	-----

Bedrooms (3 per D.U.)	192
-----------------------	-----

F.A.R.

	<u>Floor Area Per Unit</u>	<u>No. Units</u>	<u>Total Floor Area</u>
Building Type "AA"	2,508 GSF	26	65,208 GSF
Building Type "BB"	3,690 GSF	18	66,420 GSF
Building Type "CC"	3,488 GSF	12	41,856 GSF
Building Type "CA" (Ranch)	3,356 GSF	4	13,424 GSF
Building Type "CA" (Townhouse)	2,860 GSF	4	11,440 GSF

Total Building Area	64	198,348 GSF
---------------------	----	-------------

Site Area	7.86 Acres	342,382 SF
-----------	------------	------------

F.A.R.	.58
--------	-----

BUILDING STATISTICS

		<u>Buildings</u>	<u>Units</u>	<u>Bedrooms</u>	<u>Parking</u>
Building Type "AA"		13	26		
(Two-unit Townhouse style multi-level condominiums)					
Bedrooms				78	
Parking	Garages				52
	Surface				0
					(see Site Master Plan, Exhibit 2)
Area (per Unit)	Basement			836 GSF (including 2 car garage 440 SF)	
	First Floor			836 GSF	
	Second Floor			836 GSF	
	Total Floor Area =			2,508 GSF	

		<u>Buildings</u>	<u>Units</u>	<u>Bedrooms</u>	<u>Parking</u>
Building Type "BB"		9	18		
(Two-unit One and one-half story style condominiums)					
Bedrooms				54	
Parking	Garages				36
	Surface				32
					(see Site Master Plan, Exhibit 2)
Area (per Unit)	Basement			1,232 GSF	
	First Floor			1,672 GSF (including 2 car garage 440 SF)	
	Second Floor			786 GSF	
	Total Floor Area =			3,690 GSF	

		<u>Buildings</u>	<u>Units</u>	<u>Bedrooms</u>	<u>Parking</u>
Building Type "CC"		6	12		
(Two-unit Ranch style condominiums with partially exposed basements)					
Bedrooms				36	
Parking	Garages				24
	Surface				6
					(see Site Master Plan, Exhibit 2))
Area (per Unit)	Basement			1,502 GSF	
	First Floor			1,986 GSF (including 2 car garage 484 SF)	
	Total Floor Area =			3,488 GSF	

		<u>Buildings</u>	<u>Units</u>	<u>Bedrooms</u>	<u>Parking</u>
Building Type "CA"		2	8		
(Four-unit Ranch and Townhouse style condominiums with partially exposed basements)					
Bedrooms				24	
Parking	Garages				16
	Surface				12
					(see Site Master Plan)
Area (per Unit)	Basement			1,436 GSF	
Ranch	First Floor			1,920 GSF (including 2 car garage 484 SF)	
	Total Floor Area =			3,356 GSF	

Area (per Unit)	Basement	770 GSF
Townhouse	First Floor	1,254 GSF (including 2 car garage 484 SF)
	Second Floor	836 GSF
	Total Floor Area =	2,860 GSF

Additional Site Parking Stalls (see Site Master Plan, Exhibit 2): 9

	<u>Buildings</u>	<u>Units</u>	<u>Bedrooms</u>	<u>Parking</u>
Totals:	30	64	192	187

Received 10-4-04

From: "Mark Kruser" <markk@potterlawson.com>
To: "Thomas Hovel" <Thomas.Hovel@city.fitchburg.wi.us>
Date: 9/29/2004 10:19:42 AM
Subject: RE: Nobel Ridge Condominiums

Tom,

Buildings along Targhee Street are 12'-6" from the property line (minimum). This dimension is from the porch (not the actual unit) to the property line. The sidewalk is another approximate 6" outside of the property line. The actual dwelling unit is another 8' back (20'-6" to property line, 21' to sidewalk). The porch steps will be floating poured concrete projecting out 7' max. from the porch. Thus, the steps will be 5'-6" from the property line (6' from sidewalk) or greater. Additionally, there is a generous terrace measuring 17 feet from street curb to property line.

As a comparison, Middleton Hills has a "Build-to" line of eight feet for most lots. 25% of the residence must be up to that 8' setback, or "build-to" line. Porches can then project into that right up to the property line.

Please see attached exhibit showing terrace and front setback dimensions.

Mark

-----Original Message-----

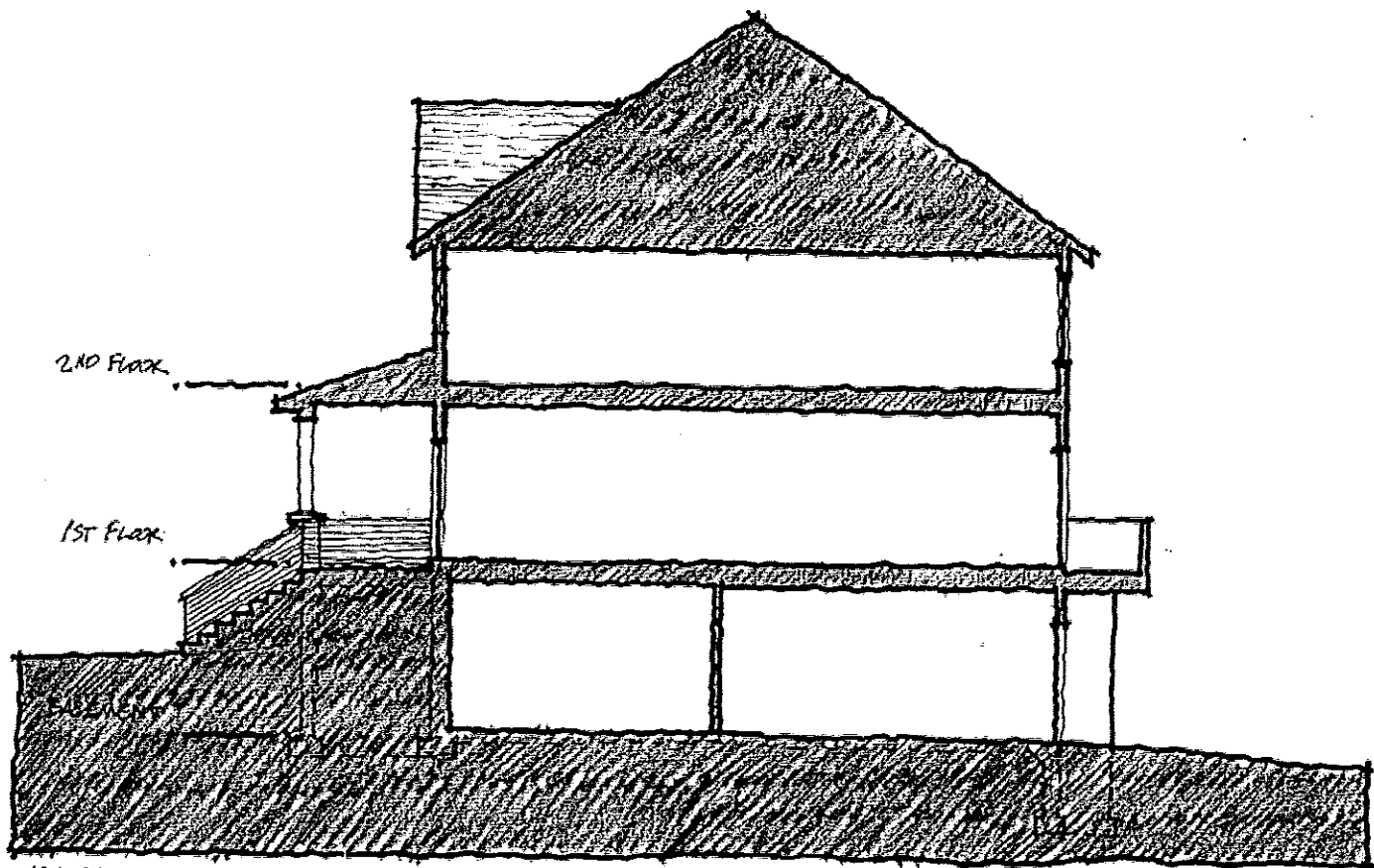
From: Thomas Hovel [mailto:Thomas.Hovel@city.fitchburg.wi.us]
Sent: Wednesday, September 29, 2004 7:30 AM
To: markk@potterlawson.com
Subject: Re: Nobel Ridge Condominiums

Thanks Mark, but how far do the steps go into the front setback area? Can you provide a detail site plan showing that? Are the steps on foundation or are they floating, floating would be better from setback standpoint.

TH

>>> "Mark Kruser" <markk@potterlawson.com> 9/28/2004 4:35:42 PM >>>
Tom,

Attached are two supplemental exhibits illustrating what we discussed yesterday. Exhibit 6E shows Targhee Street elevations of buildings #10 through #14 as the street grade drops in elevation. Exhibit 6F shows a typical cross section through building type "AA" (townhouses) at Targhee Street. This section and Exhibit 6E show that, at a maximum, we can provide access from public sidewalk to the porch level with 8 risers (7.25" ea. x 8 = 4'-10" rise) and seven treads (12" ea. x 7 = 7'). Our intent is to have a



TOWNHOUSE UNIT CROSS SECTION @ TARGHEE STREET

NOBEL RIDGE CONDOMINIUMS

OUTLOT 6
OAK MEADOW NEIGHBORHOOD
FITCHBURG, WISCONSIN

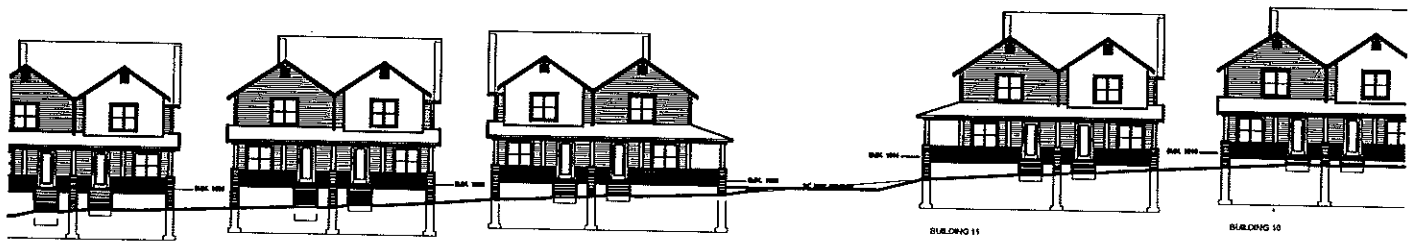
9/29/04

Potter Lawson

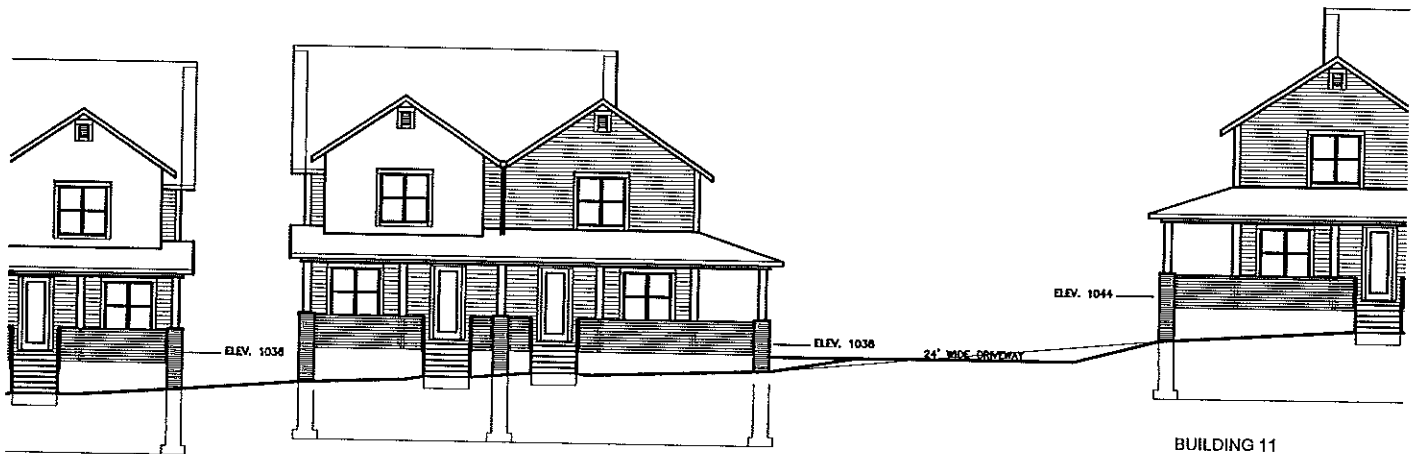
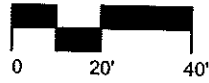
TYPE "AA" UNIT
CROSS SECTION AT TARGHEE STREET

EXHIBIT 6F

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TARGHEE STREET ELEVATIONS



TARGHEE STREET ELEVATIONS

NOBEL RIDGE CONDOMINIUMS

OUTLOT 6
OAK MEADOW NEIGHBORHOOD
FITCHBURG, WISCONSIN

9/29/04

Potter Lawson

TOWNHOUSES ALONG
TARGHEE STREET



EXHIBIT 6E

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